I / To:	*Ymgeisydd / Applicant:*
Abbie Huntley	*Michael Tuke*
WSP	*Pentir Substation*
1 Capital Quarter	*Bangor*
Carfiff	*LL57 4ED*
CF10 4BZ	

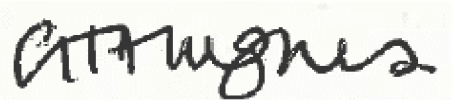
Rhif Cais: *Application Number:*	C25/0947/25/EIA	Cofrestwyd: *Registered:*	24-12-2025

DEDDF CYNLLUNIO GWLAD A THREF 1990
TOWN AND COUNTRY PLANNING ACT 1990

Mae'r Cyngor a enwir uchod, yr Awdurdod Cynllunio Lleol, trwy hyn yn **CANIATAU** y datblygiad a geisiwyd gennych, sef:
*The above named Council being the Local Planning Authority **HEREBY PERMIT** the development proposed by you, namely:*

Bwriad / *Proposal:*	Amnewid ceblau tanddaearol presennol a gosod ceblau tanddaearol traws-safle newydd yn is-orsaf presennol Pentir yn ogystal a gwaith cysylltiol. Replacement of existing underground cables and installation of new cross site underground cables in the existing Pentir substation and ancillary works
Lleoliad / *Location:*	Pentir Substation, Bangor, LL57 4ED

yn unol â'r cais a'r cynlluniau a benderfynwyd ar *27-04-2026* yn ddarostyngedig i'r amod(au) a nodir trosodd:
in accordance with the application and plans decided on 27-04-2026 subject to the condition(s) specified over :



ar ran Pennaeth Adran Amgylchedd
on behalf of the Head of Environment Department

Dyddiad / *Date*: *06-05-2026*
Fersiwn / *Version*: 1

MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL

IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES

Pwysig: Cymerwch sylw

Mae Cyngor Gwynedd yn monitro datblygiadau i sicrhau cydymffurfiaeth gydag amodau cynllunio. Gall peidio cydymffurfio ag amodau neu newidiadau heb ganiatâd i'r cynlluniau a ganiatawyd, wneud y caniatâd yn annilys. Os nad ydych yn sïwr cysylltwch â'r Awdurdod Cynllunio Lleol am gyngor.

Important: Take note

Gwynedd Council monitors developments to ensure compliance with planning conditions. Non compliance with conditions or unauthorised variations to the approved plans could invalidate the consent hereby approved. If in doubt please contact the Local Planning Authority for advice.

Rhif Cais / *Application Number:* C25/0947/25/EIA
Amodau / *Conditions*:

1 - Rhaid cychwyn ar y datblygiad y cyfeirir ato yn y caniatâd hwn dim hwyrach na PHUM mlynedd o ddyddiad y caniatâd. The development to which this permission relates shall be begun not later than FIVE years from the date of this permission.

2 - Cwblheir y datblygiad a ganiateir drwy hyn yn llwyr unol â'r manylion a ddangosir ar gynllun(iau) - Site Location Plan PTNO-WSP-SS52-C00484-DRW-CP-000001 - Proposed Over Ground Works PTNO-WSP-SS52-C00484-DRW-CP-000002 - Proposed Under Ground Works PTNO-WSP-SS52-C00484-DRW-CP-000003 - Existing and Proposed Sections PTNO-WSP-SS52-C00484-DRW-CP-000004 - Proposed Plan and Cross Sections for the Underground Works PTNO-WSP-SS52-C00484-DRW-CP-000005 - Existing Site Layout PTNO-WSP-SS52-C00484-DRW-CP-000006 - Welsh Language Statement: Pentir Works PTNO-AEC-ZZZZ-ZZZZZZ-RPT-ES-000030 - Pentir Works: Planning Statement PTNO-AEC-ZZZZ-ZZZZZZ-RPT-ES-000034 - Pentir Substation Deisgn and Access Statement PTNO-AEC-ZZZZ-ZZZZZZ-RPT-ES-000035 - Pentir - Drainage Technical Note PTNO-WSP-SS52-C00484-MEM-CP-000001-P01 - Pentir Substation Outline Construction Traffic Management Plan PTNO-WSP-CONS-PENT4_-PLN-CP-000002 - Environmental Statement Volume 1: Project Information - Environmental Statement Volume 2: Pentir - Environmental Statement Volume 6: Wider Works - Environmental Statement Volume 8 a gyflwynwyd i'r Awdurdod Cynllunio Lleol, ac a gynhwysir yn y ffurflen gais ac mewn unrhyw ddogfennau eraill gyda'r cais, os nad oes amod(au) sy'n ei diwygio wedi ei gynnwys ar y dyfarniad cynllunio hwn. The development hereby permitted shall be carried out in strict conformity with the details shown on the plan(s) - Site Location Plan PTNO-WSP-SS52-C00484-DRW-CP-000001 - Proposed Over Ground Works PTNO-WSP-SS52-C00484-DRW-CP-000002 - Proposed Under Ground Works PTNO-WSP-SS52-C00484-DRW-CP-000003 - Existing and Proposed Sections PTNO-WSP-SS52-C00484-DRW-CP-000004 - Proposed Plan and Cross Sections for the Underground Works PTNO-WSP-SS52-C00484-DRW-CP-000005 - Existing Site Layout PTNO-WSP-SS52-C00484-DRW-CP-000006 - Welsh Language Statement: Pentir Works PTNO-AEC-ZZZZ-ZZZZZZ-RPT-ES-000030 - Pentir Works: Planning Statement PTNO-AEC-ZZZZ-ZZZZZZ-RPT-ES-000034 - Pentir Substation Deisgn and Access Statement PTNO-AEC-ZZZZ-ZZZZZZ-RPT-ES-000035 - Pentir - Drainage Technical Note PTNO-WSP-SS52-C00484-MEM-CP-000001-P01 - Pentir Substation Outline Construction Traffic Management Plan PTNO-WSP-CONS-PENT4_-PLN-CP-000002 - Environmental Statement Volume 1: Project Information - Environmental Statement Volume 2: Pentir - Environmental Statement Volume 6: Wider Works - Environmental Statement Volume 8 submitted to the Local Planning Authority, and contained in the form of application and in any other documents accompanying such application unless condition(s) to amend them is/are included on this planning decision notice.

3 - Ni chaiff y datblygiad a ganiateir trwy hyn gychwyn nes bod Cynllun Rheoli Traffig Adeiladu Manwl (DCTMP) gael ei gyflwyno ac ei gymeradwyo'n ysgrifenedig gan yr Awdurdod Cynllunio Lleol. Rhaid i'r DCTMP fod yn unol â'r Cynllun Rheoli Traffig Adeiladu Amlinellol (OCTMP) a gyflwynwyd gyda'r cais cynllunio. Rhaid i'r datblygiad gael ei gyflawni yn unol â'r DCTMP a gymeradwywyd, oni bai cytunir fel arall yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol.The development hereby permitted shall not commence until a Detailed Construction Traffic Management Plan (DCTMP), has been submitted to, and approved in writing by, the Local Planning Authority. The DCTMP must be substantially in accordance with the Outline CTMP (OCTMP) submitted with the planning application. The development shall be carried out in accordance with the approved DCTMP, unless otherwise agreed in writing by the Local Planning Authority.

4 - Ni chaiff y datblygiad a ganiateir trwy hyn gychwyn nes bod Cynllun Rheoli Amgylcheddol Adeiladu Manwl (DCEMP) gael ei gyflwyno, ac ei gymeradwyo'n ysgrifenedig gan, yr Awdurdod Cynllunio Lleol. Rhaid i'r DCEMP fod yn unol â'r Cynllun Rheoli Amgylcheddol Adeiladu Amlinellol (OCEMP) a gyflwynwyd gyda'r cais cynllunio. Dylai'r Cynllun Rheoli'r Amgylchedd Adeiladu Manwl ychwanegu y canlynol; - Rheoli amseroedd gweithio ar y safle - Rheoli a monitro lefelau sŵn. Rhaid i'r datblygiad gael ei gyflawni yn unol â'r DCEMP a gymeradwywyd, oni bai cytunir fel arall yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol. The development hereby permitted shall not commence until a Detailed Construction Environmental Management Plan (DCEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The DCEMP must be substantially in accordance with the Outline CEMP (OCEMP) submitted with the planning application. The Detailed Construction Environmental Management Plan should include the following additions: Control of working hours on site Control and monitoring of noise levels. The development shall be carried out in accordance with the approved DCEMP unless otherwise agreed in writing by the Local Planning Authority.

5 - Os, yn ystod y gwaith adeiladu, y canfyddir unrhyw halogiad, rhaid cyflwyno adroddiad i'r Awdurdod Cynllunio Lleol i'w gymeradwyo'n ysgrifenedig yn nodi'r mesurau i'w cymryd i adfer y safle er mwyn ei wneud yn addas ar gyfer y datblygiad a ganiateir trwy hyn gan gynnwys amserlenni. Rhaid adfer y safle yn unol â'r manylion a gymeradwywyd.If during construction, any contamination is found, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted, including timescales, shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved details.

6 - Os, yn ystod y gwaith adeiladu, y darganfyddir unrhyw asedau archaeolegol, ni chaiff unrhyw ddatblygiad pellach (oni bai y cytunir fel arall yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol) ei wneud hyd nes bod cynllun rheoli archaeolegol wedi'i gyflwyno i'r Awdurdod Cynllunio Lleol a'i gymeradwyo ganddo. Rhaid paratoi'r cynllun mewn ymgynghoriad â'r Awdurdod Cynllunio Lleol. Rhaid i'r cynllun nodi'r rheolaethau a'r mesurau sydd angen eu rhoi ar waith i reoli'r gwaith archaeolegol yn effeithiol. Rhaid atal pob gwaith hyd nes y bydd y cynllun wedi'i gyflwyno a'i gytuno gyda'r Awdurdod Cynllunio Lleol.If during construction, any archeological assets are found, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until an archaeological management plan is submittted to and approved by the Local Planning Authority. The plan shall be produced in consultation with the Local Planning Authority. The plan shall identify the controls and measures that are required to be put in place to effectively manage the archaeological works. All works will cease until the plan has been submitted and agreed with the Local Planning Authority.

7 - Rhaid i unrhyw arwyddion sy'n hysbysebu ac yn hyrwyddo'r datblygiad o fewn ac oddi allan y safle fod yn Gymraeg neu'n ddwyieithog gyda blaenoriaeth i'r Gymraeg. Any signs informing and promoting the development both within and outside the site must be Welsh or bilingual with priority for the Welsh language.

8 - Cyn i'r cyfarpar a ganiateir drwy hyn gael ei defnyddio am y tro cyntaf rhaid fydd ymgymryd gyda'r gwelliannau bioamrywiaeth a nodir yn y Datganiad Seilwaith Gwyrdd atodiad 2.5.D. Before the equipment hereby approved is used for the first time the biodiversity enhancements noted in the Green Infrastructure Statement appendix 2.5.D. shall be undertaken

Y rhesymau am ddyfarniad y Cyngor i ganiatâu y datblygiad yn ddarostyngedig i'r amodau a nodwyd eisoes ydyw: / ***The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified are:***

1 - Er cydymffurfio â Deddfau Cynllunio Gwlad a Thref. To comply with the Town and Country Planning Acts.

2 - Cydymffurfio a darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch. To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

3 - Er mwyn sicrhau diogelwch y briffordd. In order to ensure highway safety

4 - Er mwyn diogelu mwynderau lleol a'r amgylchedd yn ystod y cyfnod adeiladu. To protect local amenity and the environment during construction.

5 - Er mwyn diogelu iechyd pobl a'r amgylchedd. To safeguard human health and the environment.

6 - To safeguard and protect archaeological assets. To safeguard and protect archaeological assets.

7 - Er mwyn cydymffurfio gyda polisi PS 1 o'r Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn. In order to conform with policy PS 1 of the Anglesey and Gwynedd Joint Local Development Plan.

8 - I sicrhau gwelliannau bioamrywiaeth. To ensure biodiversity enhancements.

Roedd y polisïau a rhestrir isod o'r Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn 2011-2026 mabwysiadwyd 31 Gorffennaf 2017 yn berthnasol wrth ystyried cais C25/0947/25/EIA:

The policies listed below of the Gwynedd and Anglesey Joint Local Development Plan 2011-26 adopted 31 July 2017 were relevant in the consideration of application C25/0947/25/EIA:

1 - ISA 1

2 - PCYFF 1

3 - PCYFF 2

4 - PCYFF 3

5 - PCYFF 4

6 - PCYFF 5

7 - PS 5

8 - PS 6

9 - AMG 5

10 - PS 19

11 - PS 1

12 - TRA 2

13 - TRA 4

14 - ADN 3

15 - PS 7

16 - AT 1

17 - AT 4

18 - PS 20

19 - Nodyn Cyngor Technegol 11

20 - Nodyn Cyngor Technegol 12

21 - Nodyn Cyngor Technegol 18

22 - Nodyn Cyngor Technegol 20

23 - Nodyn Cyngor Technegol 24

24 - Nodyn Cyngor Technegol 5

Nodiadau / *Notes:*

1 - Cyn cychwyn datblygiad mewn perthynas â chaniatâd cynllunio a roddwyd ar gyfer datblygiad mawr, rhaid i berson roi hysbysiad i'r Awdurdod Cynllunio Lleol ar y ffurflen yn Atodlen 5A i Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012. (fel y'i diwygwyd) Rhaid i berson sy'n cyflawni'r gwaith datblygu mewn perthynas â chaniatâd cynllunio a roddwyd ar gyfer datblygiad mawr lenwi'r ffurflen sydd yn Atodlen 5B i Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 ac arddangos y ffurflen honno ar neu gerllaw'r man y cyflawnir y datblygiad drwy gydol yr amser y gwneir y gwaith datblygu. Rhaid arddangos y ffurflen honno yn unol ag erthygl 24B(3) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012. (fel y'i diwygwyd) Before beginning development related to a grant of planning permission for major development a person must give notice to the Local Planning Authority on the form in Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. (as amended) A person carrying out development related to a grant of planning permission for major development must complete the form in Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and display that form at or near the place where development is being carried out, at all times when development is being carried out. That form must be displayed in accordance with article 24B(3) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. (as amended)

2 - Tynnir sylw'r ymgeisydd i lythyr Dwr Cymru dyddiedig 22/01/2026 a'r angen i sicrhau bod y datblygiad yn cydymffurfio â'r cyngor a

gynhwysir ynddo. Mae'r llythyr i'w weld o dan gyfeirnod y cais yma ar dudalennau dilyn a darganfod ar safle we'r Cyngor. The applicant's attention is drawn to Welsh Water's letter dated 22/01/2026 and the need to ensure that the development conforms with the advice contained therein. The letter can be viewed under this application's reference number on the track and trace pages within the Council's website.